

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Windermere Avenue, Hullbridge, SS5 6JR



**Guide Price:**  
**£400,000 - £425,000**

Situated in the heart of Hullbridge and within very close walking distance to local shops and schools is this spacious extended three double bedroom detached house with rear garden measuring approximately 60ft and own driveway providing off street parking.

**NO ONWARD CHAIN.** Viewing advised.

Council Tax Band: D. EPC Rating: TBC. Our Ref: 20191.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)





Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

#### ENTRANCE HALL

Stairs to first floor accommodation with under stairs cupboard. Radiator.

#### KITCHEN 9' 7" x 7' 10" (2.92m x 2.39m)

Double glazed window to side and front aspects. A range of base and eye level units incorporating roll edge work surface with inset stainless steel sink drainer unit. Space and plumbing for appliances. Tiled splashbacks. Tiled flooring.



#### GROUND FLOOR SHOWER ROOM 9' 1" x 7' 4" (2.77m x 2.24m)

A three piece suite comprising tiled shower cubicle with electric shower, inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Built in custom fitted storage cupboard. Chrome heated towel radiator. Tiled walls. Tiled flooring. Ceiling with inset spot lighting. Door to bedroom.



#### GROUND FLOOR BEDROOM 9' 4" x 9' 1" (2.84m x 2.77m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



#### LOUNGE 19' 10" max x 14' 6" max (6.05m x 4.42m)

Double glazed window to side aspect. Feature fireplace with inset fire. Radiator. Open plan through to sitting room.





### SITTING ROOM 19' 10" x 13' (6.05m x 3.96m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Plastered ceiling.



### FIRST FLOOR LANDING

Double glazed window to side aspect.



### BEDROOM ONE 14' 5" x 10' 5" (4.39m x 3.18m)

Double glazed window to front and side aspects. Airing cupboard. Radiator. Coving to ceiling.



### BEDROOM TWO 11' 5" x 9' 5" (3.48m x 2.87m)

Double glazed window to front aspect. Radiator. Coving to textured ceiling.



### BEDROOM THREE 11' 7" x 9' 9" (3.53m x 2.97m)

Double glazed window to rear aspect. Radiator. Part panelled walls.





## SHOWER ROOM

Obscure double glazed window to rear aspect. A four piece suite comprising tiled shower cubicle with thermostatic shower, pedestal wash hand basin, bidet and close coupled wc. Radiator. Tiled walls. Tiled flooring.



## EXTERIOR.

The REAR GARDEN measures approximately 60ft (18.29m) commencing with patio area leading to garden. Laid to lawn with flower and shrub borders. Fencing to all boundaries. Gate providing access to front.



The **FRONT** has own block paved driveway providing off street parking for approximately three vehicles.



**TOTAL FLOOR AREA: 1300 sq ft. (121.0 sq m.) approx.**